

3-DAY NOTICE TO PAY RENT OR MOVE OUT

Plaintiff(s): Daniel Fitzgerald, Owner(s)

VS.

Defendant(s): Bryan Chase, Resident

Johnathan Paul Manziel, Resident

Ryan Silverstein, Resident

Notice To
Pay Rent Or
Quit

To: Bryan Chase, Johnathan Paul Manziel and Ryan Silverstein, Resident(s) AND ALL OTHERS IN POSSESSION. PLEASE TAKE NOTICE that you are justly indebted to the owner of the herein described premises; and notice is hereby given that pursuant to the lease and/or rental agreement under which you hold

possession, there is now due, unpaid and delinquent rent in the total sum of 25,000

(\$ 25,000). The total amount owing represents rent due for the following period(s):

\$ 25,000 Due from October 1, 20 16, to November 1, 20 16

\$ _____ Due from _____, 20 _____, to _____, 20 _____

\$ _____ Due from _____, 20 _____, to _____, 20 _____

WITHIN THREE (3) DAYS after service on you of this notice, you are hereby required to pay the amount of the above stated rent in full OR quit the subject premises, move out, and deliver up possession to the owner and/or his authorized agent.

Your payment should be payable to: Daniel Fitzgerald and payments shall be delivered to

Name: Daniel Fitzgerald at the following address: _____

Unit #: _____, _____ California, and Telephone Number _____

who is usually available on the following days: EVERYDAY and the following

hours: 6 AM - 9 PM

or the money can be wired or deposited to my account:

Account _____ Routing Number _____ Swift Code _____

PLEASE TAKE FURTHER NOTICE that unless you pay the rent in full OR vacate the premises WITHIN THREE (3) DAYS as required by this notice, that the undersigned does hereby elect to declare a forfeiture of the subject lease and/or rental agreement and will institute legal proceedings for the unlawful detainer against you to recover possession of the premises plus court costs, attorney fees and PENALTY DAMAGES OF \$600.00 due as provided by California law.

Pursuant to Section 1785.26 of the California Civil Code, as required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligation.

The premises herein referred to which are now held and/or occupied by you are located in the City of Los Angeles, County of Los Angeles, State of California, and commonly known by the street and number of

_____ apartment or suite number _____

Dated this 3 day of October, 20 16.

Owner(s): Daniel Fitzgerald By: _____ Agent

AOA

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